



NEEDHAM PUBLIC SCHOOLS

ASSISTANT SUPERINTENDENT FOR FINANCE & OPERATIONS
ANNE GULATI

1330 HIGHLAND AVENUE * NEEDHAM, MA 02492
781-455-0400 EXT. 11206 * 781-455-0417 (FAX)

December 13, 2022

To: Needham School Committee
From: Anne Gulati Director of Financial Operations
RE: FY 24-38 Preliminary Enrollment Projection

Recently, McKibben Demographic Associates completed preliminary enrollment projections for the fifteen-year period FY 2023/24 – 2037/38. These projections, which incorporate both the redistricting-level results from the 2020 Census and the Town census of Needham residents under the age of 18, are discussed in greater detail below.

Current Enrollment

Enrollment in the Needham Public Schools, like many school districts around the country, is slowly returning to Pre-Pandemic levels. As evident from the chart on the next page, Needham lost 221 students during the 2020/21 school year, primarily at the elementary level. The largest losses occurred at Preschool and Kindergarten, where parents opted to keep children home, send students to private school or homeschool. The High School enrollment remained relatively stable and consistent with prior year expectations.

Since FY21, enrollment has increased by only 47 students overall, to the current October 1, 2022 enrollment of 5,533 students. We estimate that only about 45% of the students who demitted in FY21 for COVID-related reasons returned to the District in FY22. (This statistic is based on the number of students who returned in (58) as a percentage of the 130 incremental FY21 demits over the 238 historical average annual number of demits.) McKibben Demographics notes that return rates of 50-99% have been typical across the nation, with lower return rates experienced in communities that have, or have had, mask or vaccine mandates.

Needham Public Schools K-12 Total Enrollment by Level

McKibben Demographics																					Cum Change
Nov '22 Best Series	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	FY23-38
Enrollment																					
PreK	83	72	50	74	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	-
Gr K-5	2,641	2,586	2,468	2,497	2,531	2,566	2,583	2,603	2,592	2,617	2,593	2,575	2,563	2,563	2,577	2,592	2,604	2,605	2,604	2,593	62
Gr 6-8	1,282	1,391	1,295	1,278	1,264	1,314	1,313	1,305	1,324	1,305	1,345	1,359	1,401	1,384	1,360	1,339	1,333	1,346	1,361	1,371	107
Gr 9-12	1,722	1,658	1,673	1,677	1,653	1,636	1,630	1,620	1,618	1,670	1,662	1,676	1,665	1,701	1,734	1,747	1,784	1,758	1,733	1,719	66
Total	5,728	5,707	5,486	5,526	5,533	5,601	5,611	5,613	5,619	5,677	5,685	5,695	5,714	5,733	5,756	5,763	5,806	5,794	5,783	5,768	235
Annual Inc/(Dec)																					
PreK	1	(11)	(22)	24	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gr K-5	48	(55)	(118)	29	34	35	17	20	(11)	25	(24)	(18)	(12)	-	14	15	12	1	(1)	(11)	-
Gr 6-8	(22)	109	(96)	(17)	(14)	50	(1)	(8)	19	(19)	40	14	42	(17)	(24)	(21)	(6)	13	15	10	-
Gr 9-12	37	(64)	15	4	(24)	(17)	(6)	(10)	(2)	52	(8)	14	(11)	36	33	13	37	(26)	(25)	(14)	-
Total	64	(21)	(221)	40	7	68	10	2	6	58	8	10	19	19	23	7	43	(12)	(11)	(15)	-

Students Exited Needham Public Schools	Exited FY17		Exited FY18		Exited FY19		Exited FY20		Exited FY21		Exited FY22		Exited FY23 YTD	
Total Number Exited	222		238		252		240		368		327		231	
Breakdown:														
Move Out of State	72 32%		87 37%		92 37%		76 32%		68 18%		74 23%		60 26%	
Attend In-State Private	98 44%		88 37%		113 45%		90 38%		224 61%		163 50%		123 53%	
Attend In-State Public (Outside of Needham)	51 23%		57 24%		38 15%		71 30%		52 14%		80 24%		43 19%	
Homeschool	- 0%		1 0%		2 1%		3 1%		21 6%		1 0%		3 1%	
Adult Diploma Program	- 0%		1 0%		1 0%		- 0%		- 0%		2 1%		1 0%	
Confirmed Drop Out	1 0%		2 1%		4 2%		- 0%		2 1%		7 2%		1 0%	
Other	- 0%		2 1%		2 1%		- 0%		1 0%		- 0%		- 0%	
Returned in FY22 (of FY21 Demits In Excess of 240 Historic Annual Average)									58 45%					
<small>Source: Needham Public Schools Administrative Technology Office, September 2022</small>														

Although Needham’s total enrollment is rebounding slowly overall, the increases are not uniformly distributed across the grade levels. Preschool and elementary enrollment have generally returned to Pre-Pandemic levels, while secondary enrollment remains more significantly depressed. As evident from the chart below, FY23 Preschool enrollment (of 85 students) now exceeds the October 1, 2019 enrollment of 72 students, while the K-5 current enrollment of 2,531 represents 97.9% of the October 1, 2019 enrollment of 2,586. By contrast, the secondary enrollment of 2,917 is a more modest 95.7% of the FY20 enrollment of 3,049. As such, Needham has returned to seeing fully-enrolled class sections and the need for

additional elementary classroom staff. These increases have been exacerbated by the social and emotional impact of the Pandemic, which has created the need for academic and student support services and interventions. This trend will continue in the FY24 projection year, as described in additional detail below.

Needham Public Schools K-12 Total Enrollment by Level: FY20 vs FY23				
	2019-20	2022-23	FY23 as % FY20	FY23 linc/(Dec) from FY20
<u>Enrollment</u>				
PreK	72	85	118.06%	13
Gr K-5	2,586	2,531	97.87%	(55)
Gr 6-12	3,049	2,917	95.67%	(132)
Total	5,707	5,533	96.95%	(174)
Needham Public Schools K-12 Total Enrollment by Level: FY20 vs FY24				
	2019-20	2022-23	FY23 as % FY20	FY23 linc/(Dec) from FY20
<u>Enrollment</u>				
PreK	72	85	118.06%	13
Gr K-5	2,586	2,566	99.23%	(20)
Gr 6-12	3,049	2,950	96.75%	(99)
Total	5,707	5,601	98.14%	(106)

FY 2023/24 – 2037/38 Fifteen-Year Projection Summary of Results:

The projected “best” enrollment series for FY 24-28 is presented in the chart on the next page.

Going forward, McKibben projects that District-wide enrollment will return to pre-Pandemic levels (of approximately 5,700 students) by the 2030/31 School Year. This projection is similar to past forecasts, however, the return to ‘normal’ is expected to happen more quickly than previously anticipated. The prior year forecast had predicted that Needham would not return to 5,700 students until closer to the end of the fifteen-year projection period, or 2035/36.

Needham Public Schools K-12 Total Enrollment by Level

McKibben Demographics																					Cum Change
Nov '22 Best Series	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	FY23-38
<u>Enrollment</u>																					
PreK	83	72	50	74	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	-
Gr K-5	2,641	2,586	2,468	2,497	2,531	2,566	2,583	2,603	2,592	2,617	2,593	2,575	2,563	2,563	2,577	2,592	2,604	2,605	2,604	2,593	62
Gr 6-8	1,282	1,391	1,295	1,278	1,264	1,314	1,313	1,305	1,324	1,305	1,345	1,359	1,401	1,384	1,360	1,339	1,333	1,346	1,361	1,371	107
Gr 9-12	<u>1,722</u>	<u>1,658</u>	<u>1,673</u>	<u>1,677</u>	<u>1,653</u>	<u>1,636</u>	<u>1,630</u>	<u>1,620</u>	<u>1,618</u>	<u>1,670</u>	<u>1,662</u>	<u>1,676</u>	<u>1,665</u>	<u>1,701</u>	<u>1,734</u>	<u>1,747</u>	<u>1,784</u>	<u>1,758</u>	<u>1,733</u>	<u>1,719</u>	66
Total	5,728	5,707	5,486	5,526	5,533	5,601	5,611	5,613	5,619	5,677	5,685	5,695	5,714	5,733	5,756	5,763	5,806	5,794	5,783	5,768	235
<u>Annual Inc/(Dec)</u>																					
PreK	1	(11)	(22)	24	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gr K-5	48	(55)	(118)	29	34	35	17	20	(11)	25	(24)	(18)	(12)	-	14	15	12	1	(1)	(11)	-
Gr 6-8	(22)	109	(96)	(17)	(14)	50	(1)	(8)	19	(19)	40	14	42	(17)	(24)	(21)	(6)	13	15	10	-
Gr 9-12	<u>37</u>	<u>(64)</u>	<u>15</u>	<u>4</u>	<u>(24)</u>	<u>(17)</u>	<u>(6)</u>	<u>(10)</u>	<u>(2)</u>	<u>52</u>	<u>(8)</u>	<u>14</u>	<u>(11)</u>	<u>36</u>	<u>33</u>	<u>13</u>	<u>37</u>	<u>(26)</u>	<u>(25)</u>	<u>(14)</u>	-
Total	64	(21)	(221)	40	7	68	10	2	6	58	8	10	19	19	23	7	43	(12)	(11)	(15)	-

Needham Public Schools PreK-12 Total Enrollment by Level: Current (2022) v. Prior Year (2021) Projection

McKibben Demographics																					Cum Change
Nov '22 Best Series	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	FY23-38
<u>Current (2022)</u>																					
PreK	83	72	50	74	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	-
Gr K-5	2,641	2,586	2,468	2,497	2,531	2,566	2,583	2,603	2,592	2,617	2,593	2,575	2,563	2,563	2,577	2,592	2,604	2,605	2,604	2,593	62
Gr 6-8	1,282	1,391	1,295	1,278	1,264	1,314	1,313	1,305	1,324	1,305	1,345	1,359	1,401	1,384	1,360	1,339	1,333	1,346	1,361	1,371	107
Gr 9-12	<u>1,722</u>	<u>1,658</u>	<u>1,673</u>	<u>1,677</u>	<u>1,653</u>	<u>1,636</u>	<u>1,630</u>	<u>1,620</u>	<u>1,618</u>	<u>1,670</u>	<u>1,662</u>	<u>1,676</u>	<u>1,665</u>	<u>1,701</u>	<u>1,734</u>	<u>1,747</u>	<u>1,784</u>	<u>1,758</u>	<u>1,733</u>	<u>1,719</u>	66
PreK-Total	5,728	5,707	5,486	5,526	5,533	5,601	5,611	5,613	5,619	5,677	5,685	5,695	5,714	5,733	5,756	5,763	5,806	5,794	5,783	5,768	235
<u>Prior (2021)</u>																					
PreK	83	72	50	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	-
Gr K-5	2,641	2,586	2,468	2,497	2,504	2,480	2,463	2,463	2,465	2,485	2,502	2,515	2,527	2,538	2,539	2,538	2,530	2,517	2,509		-
Gr 6-8	1,282	1,391	1,295	1,278	1,299	1,377	1,380	1,361	1,347	1,316	1,302	1,292	1,306	1,319	1,327	1,338	1,351	1,363	1,368		-
Gr 9-12	<u>1,722</u>	<u>1,658</u>	<u>1,673</u>	<u>1,677</u>	<u>1,679</u>	<u>1,669</u>	<u>1,691</u>	<u>1,715</u>	<u>1,720</u>	<u>1,796</u>	<u>1,787</u>	<u>1,774</u>	<u>1,744</u>	<u>1,716</u>	<u>1,717</u>	<u>1,716</u>	<u>1,733</u>	<u>1,750</u>	<u>1,761</u>		-
PreK-Total	5,728	5,707	5,486	5,526	5,556	5,600	5,608	5,613	5,606	5,671	5,665	5,655	5,651	5,647	5,657	5,666	5,688	5,704	5,712		-
<u>Variance</u>																					
PreK	-	-	-	-	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	-
Gr K-5	-	-	-	-	27	86	120	140	127	132	91	60	36	25	38	54	74	88	95		-
Gr 6-8	-	-	-	-	(35)	(63)	(67)	(56)	(23)	(11)	43	67	95	65	33	1	(18)	(17)	(7)		-
Gr 9-12	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(26)</u>	<u>(33)</u>	<u>(61)</u>	<u>(95)</u>	<u>(102)</u>	<u>(126)</u>	<u>(125)</u>	<u>(98)</u>	<u>(79)</u>	<u>(15)</u>	<u>17</u>	<u>31</u>	<u>51</u>	<u>8</u>	<u>(28)</u>		-
PreK-Total	-	-	-	-	(23)	1	3	-	13	6	20	40	63	86	99	97	118	90	71		-

The major reason for the accelerated population growth is the fact that sales of existing, single-family homes are up and are expected to remain high over the fifteen-year forecast period. The updated assumption is for an average of 300 existing single-family home sales (SFHS) per year through 2030, and then 250 per year after that. This represents a significant increase from the previous assumption of 210 SFHS per year until 2030, and then rising to 240 by 2036. The updated assumption is based on extremely high 2022 home sales activity of 340 units. It also models what McKibben sees as an emerging pattern of families leaving the Boston urban center for the suburbs, an expectation for generational turnover to occur in the Newman and Broadmeadow districts during the next 10-15 years and a prediction that home prices will come down in the future, all of which are expected to bolster demand for Needham housing. The projection for strong future SFHS may be tempered somewhat, by the expectation that mortgage interest rates will remain high throughout the projection period.

The heavy prior year sales activity has resulted in large elementary class sizes in FY23, which the expectation that class sizes remain throughout the projection period. As evident from the chart below, Kindergarten class sizes are expected to remain at or over 400 students for most of the next fifteen years, with large class sizes rippling through the system to the upper grades. This compares to prior projections, which were for declining elementary enrollment over time.

Needham Public Schools Total Enrollment - FY 18/19 - 37/38 "Best" Projection																				
DISTRICT McKibben "Best" BEST NOV 2022	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
PK	83	72	50	74	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
K	412	390	333	369	418	417	414	408	398	397	401	404	406	408	411	408	407	405	404	396
1	430	436	401	411	389	436	432	429	422	412	411	415	418	420	421	424	423	422	420	419
2	434	441	426	415	433	399	448	444	440	432	422	421	425	428	430	431	434	433	432	430
3	460	434	438	430	421	443	406	455	452	448	440	430	429	433	437	438	440	442	441	440
4	413	463	428	439	434	429	449	413	462	459	455	445	435	434	439	445	447	449	451	450
5	492	422	442	433	436	442	434	454	418	469	464	460	450	440	439	446	453	454	456	458
6	450	499	394	450	446	438	446	438	461	424	476	471	467	459	447	446	453	460	461	463
7	440	460	461	383	443	442	434	442	434	456	422	474	469	465	457	445	444	451	458	459
8	392	432	440	445	375	434	433	425	429	425	447	414	465	460	456	448	436	435	442	449
9	450	380	424	431	417	368	425	424	417	420	417	438	406	456	451	447	439	427	426	433
10	428	453	377	420	428	415	364	421	420	413	416	413	434	402	451	449	445	437	425	424
11	404	421	445	377	421	426	411	360	417	416	409	412	409	430	398	449	447	443	435	423
12	436	401	423	441	379	419	422	407	356	413	412	405	408	405	426	394	445	443	439	431
SP	4	3	4	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Total: K-12	5,645	5,635	5,436	5,452	5,448	5,516	5,526	5,528	5,534	5,592	5,600	5,610	5,629	5,648	5,671	5,678	5,721	5,709	5,698	5,683
Total PreK-12	5,728	5,707	5,486	5,526	5,533	5,601	5,611	5,613	5,619	5,677	5,685	5,695	5,714	5,733	5,756	5,763	5,806	5,794	5,783	5,768
Change	64	(21)	(221)	40	7	68	10	2	6	58	8	10	19	19	23	7	43	(12)	(11)	(15)
% Change	1.1%	-0.4%	-3.9%	0.7%	0.1%	1.2%	0.2%	0.0%	0.1%	1.0%	0.1%	0.2%	0.3%	0.3%	0.4%	0.1%	0.7%	-0.2%	-0.2%	-0.3%

The projection for heavy elementary enrollment growth is most notable in the Mitchell and Sunita Williams districts. In these districts, the projection is for surging enrollment that will peak in FY28 (at 575 students at Sunita Williams and 514 students at Mitchell School) and then remain high over the rest of the projection period. The Broadmeadow and Newman populations are expected to remain relatively stable, due to the existing home sales activity, and then to the expectation that generational turnover will create future home sales opportunities in these areas. The Eliot School community also is expected to grow over time (reaching approximately 450 students by the end of the fifteen-year period), although at a rate that is lower than previously projected. The more modest growth rate in the Eliot district reflects the fact that the apartments in that district, such as the Kendrick, are yielding fewer students than had previously been expected. McKibben notes that many of these units are occupied by young professionals, rather than families with young children. The projection results for individual attendance areas are included in the attachments to this report.

FY 2023/24 Next Fiscal Year Projection Detail:

The expected enrollment for FY24 is 5,601 students, a 68-student increase over the current year. As evident from the charts below and above, all of this increase is projected to occur at the Broadmeadow, Williams, Mitchell and Pollard Schools.

Elementary (K-5) enrollment overall will continue to increase, climbing from the current 2,531 student body to 2,566, an increase of 35 students. The FY24 projected elementary enrollment is 86 students higher than the prior enrollment estimate of 2,480 students. Broadmeadow, Williams and Mitchell Schools are projected to gain the most students (at 13, 14 and 20, respectively.). The Eliot and Newman School enrollments remain relatively steady at 422 and 606 students.

Middle school enrollment also is projected to increase by another 50 students (from 1,264 to 1,314), all of which growth occurs at the Pollard. This enrollment estimate, which reflects the movement of students through the system, is lower than the previous projection (of 1,377) by 63 students.

The High School projection is for an enrollment of 1,636 students, which is 17 students lower than the current enrollment of 1,653. Similar to the middle school, the current projection is less than the previous estimate by about 33 students, overall.

		FY23 Current Projection (Over FY23 Prior COVID)		FY22 to FY23		FY24 Current vs. Prior	
Projected Enrollment Vs. Current & Prior Projection	FY23	11/2022	11/2021	#	%	#	%
		FY24 (Current)	FY24 (Prior)	Chg	Chg	Chg	Chg
Preschool	85	85	74	-	0.0%	11	15%
Broadmeadow	510	523	519	13	2.5%	4	1%
Eliot	426	422	446	(4)	-0.9%	(24)	-5%
Williams	529	543	510	14	2.6%	33	6%
Mitchell	452	472	434	20	4.4%	38	9%
Newman	614	606	571	(8)	-1.3%	35	6%
High Rock	446	438	459	(8)	-1.8%	(21)	-5%
Pollard	818	876	918	58	7.1%	(42)	-5%
<u>NHS</u>	<u>1,653</u>	<u>1,636</u>	<u>1,669</u>	<u>(17)</u>	<u>-1.0%</u>	<u>(33)</u>	<u>-2%</u>
Totals	5,533	5,601	5,600	68	1.2%	1	0%

As a result of the projected 68-student increase in enrollment for FY24, we expect to return to fully-occupied classrooms that push against class size maximums at the elementary schools and Pollard. The School Committee’s voted class size maximums are 18-22 students K-3, and 20-24 students in Grades 4-5. Needham Public Schools will need to carefully monitor and manage class sizes going forward, including potentially assigning incoming students to schools where capacity exists at the appropriate grade level. The chart below highlights expected section sizes for the 2023/24 School Year.

ELEMENTARY ENROLLMENT (by grade and school)

GRADE	Broadmeadow	Eliot	Mitchell	Newman	Williams	Total	#cls	Av Cl sz	FTE
K	20	22	18	20	18				
K	19	23	21	20	18				
K	19	23	22	20	18				
K	19		22	20	18				
K				19	18				
						417	21	19.86	21
1	21	22	22	21	23				
1	21	23	22	21	23				
1	20	23	23	21	23				
1	20		22	21	23				
1				21					
						436	20	21.80	20
2	21	19	22	19	21				
2	21	18	22	19	20				
2	21	19	21	19	20				
2	20	19		19	20				
2				19					
						399	20	19.95	20
3	23	22	20	21	21				
3	23	22	20	20	21				
3	23	23	20	20	20				
3	24		20	20	20				
3				20	20				
						443	21	21.10	21
4	22	23	19	21	23				
4	22	23	19	21	23				
4	22	24	19	21	23				
4	22		18	21	23				
4				20					
4									
4									
						429	20	21.45	20
5	20	19	20	21	21				
5	20	18	20	21	21				
5	20	19	20	20	22				
5	20	18	20	20	22				
5	20			20					
5									
						442	22	20.09	22
	Brd'mdow	Eliot	Mitchell	Newman	Williams	Total	#cls	Av Cl sz	FTE
Total Students	523	422	472	606	543	2566	124	20.71	124
Total Sections	25	20	23	30	26				

TOTALS FOR NEEDHAM SCHOOL SYSTEM

	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12	SP*	Total
Preschool	85															85
Broadmeadow		77	82	83	93	88	100									523
Eliot		68	68	75	67	70	74									422
Mitchell		83	89	65	80	75	80									472
Newman		99	105	95	101	104	102									606
Williams		90	92	81	102	92	86									543
High Rock								438								438
Pollard									442	434						876
High School											368	415	426	419	8	1,636
TOTAL	85	417	436	399	443	429	442	438	442	434	368	415	426	419	8	5,601

*SP indicates post graduate special education students counted separately by DESE October enrollment

NPS is projected to have an additional 91 Out of District students with special needs paid for by the district. The DESE excludes out of district placements from District enrollment.

The following pages provide school-specific and District-level projection detail, including forecast assumptions.

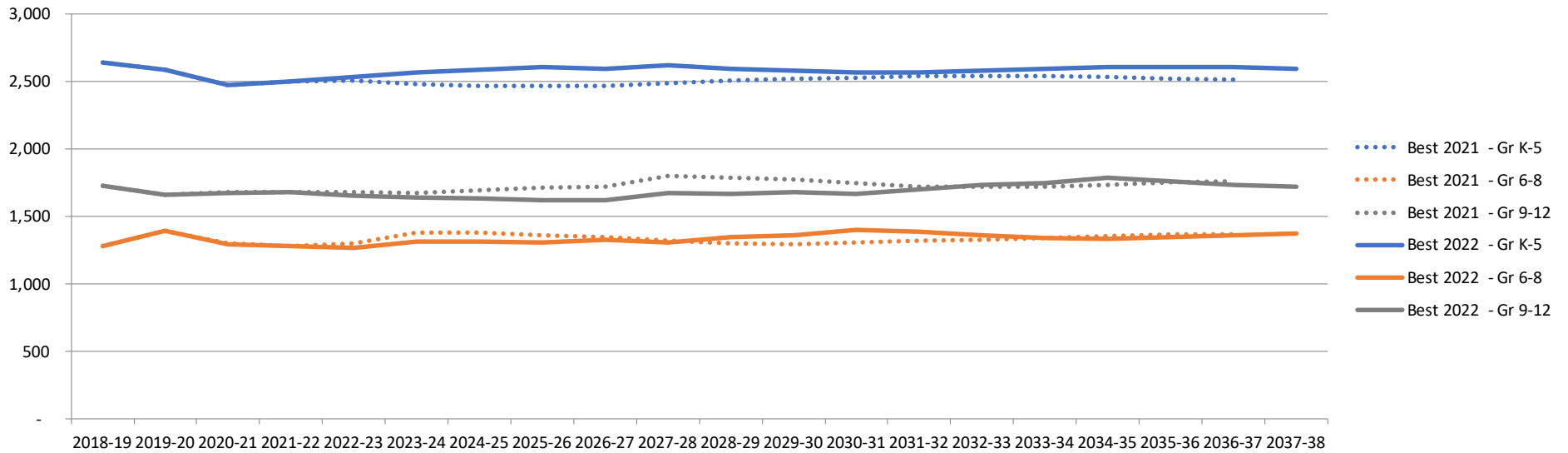
McKibben will summarize these ‘best’ enrollment projections in a report provided to the School Committee during the coming weeks. The final report also will include a ‘high series’ enrollment projection, which includes models the impact on enrollment of prospective new development in Needham.

ALG/alg
Attachment(s)

Attachment A: FY 23/24 – 37/38 Projected Total School Enrollment

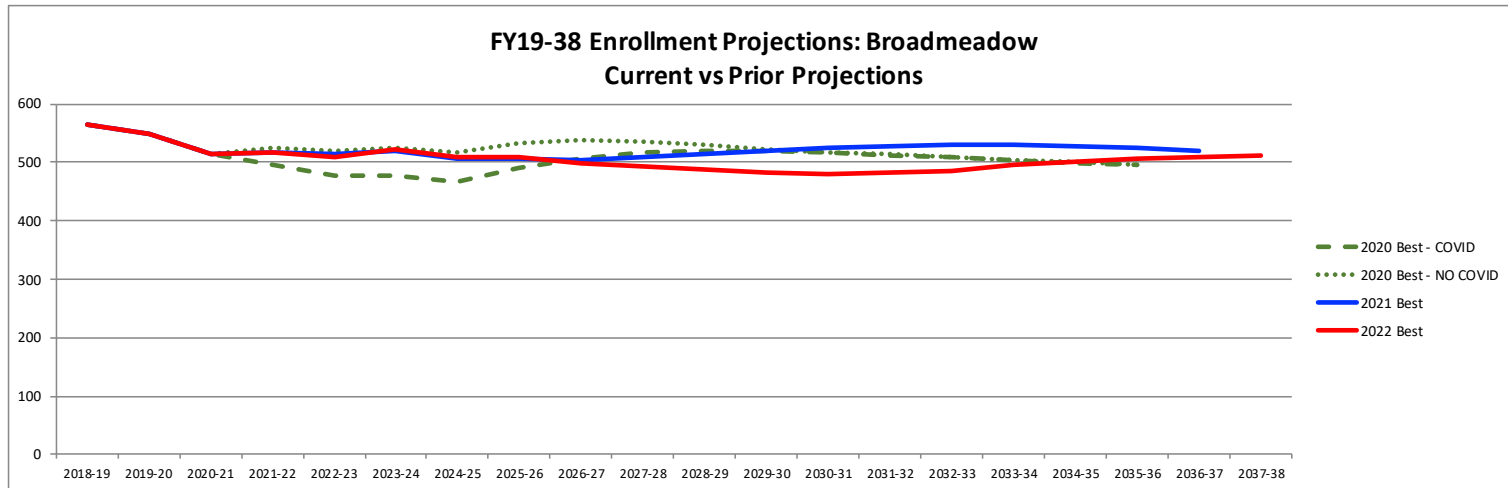
Needham Public Schools Total Enrollment - FY 18/19 - 37/38 "Best" Projection																				
DISTRICT McKibben "Best" BEST NOV 2022	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
PK	83	72	50	74	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
K	412	390	333	369	418	417	414	408	398	397	401	404	406	408	411	408	407	405	404	396
1	430	436	401	411	389	436	432	429	422	412	411	415	418	420	421	424	423	422	420	419
2	434	441	426	415	433	399	448	444	440	432	422	421	425	428	430	431	434	433	432	430
3	460	434	438	430	421	443	406	455	452	448	440	430	429	433	437	438	440	442	441	440
4	413	463	428	439	434	429	449	413	462	459	455	445	435	434	439	445	447	449	451	450
5	492	422	442	433	436	442	434	454	418	469	464	460	450	440	439	446	453	454	456	458
Total: K-5	2,641	2,586	2,468	2,497	2,531	2,566	2,583	2,603	2,592	2,617	2,593	2,575	2,563	2,563	2,577	2,592	2,604	2,605	2,604	2,593
6	450	499	394	450	446	438	446	438	461	424	476	471	467	459	447	446	453	460	461	463
7	440	460	461	383	443	442	434	442	434	456	422	474	469	465	457	445	444	451	458	459
8	392	432	440	445	375	434	433	425	429	425	447	414	465	460	456	448	436	435	442	449
Total: 7-8	832	892	901	828	818	876	867	867	863	881	869	888	934	925	913	893	880	886	900	908
9	450	380	424	431	417	368	425	424	417	420	417	438	406	456	451	447	439	427	426	433
10	428	453	377	420	428	415	364	421	420	413	416	413	434	402	451	449	445	437	425	424
11	404	421	445	377	421	426	411	360	417	416	409	412	409	430	398	449	447	443	435	423
12	436	401	423	441	379	419	422	407	356	413	412	405	408	405	426	394	445	443	439	431
SP	4	3	4	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Total: 9-12	1,722	1,658	1,673	1,677	1,653	1,636	1,630	1,620	1,618	1,670	1,662	1,676	1,665	1,701	1,734	1,747	1,784	1,758	1,733	1,719
Total: K-12	5,645	5,635	5,436	5,452	5,448	5,516	5,526	5,528	5,534	5,592	5,600	5,610	5,629	5,648	5,671	5,678	5,721	5,709	5,698	5,683
Total PreK-12	5,728	5,707	5,486	5,526	5,533	5,601	5,611	5,613	5,619	5,677	5,685	5,695	5,714	5,733	5,756	5,763	5,806	5,794	5,783	5,768
Change	64	(21)	(221)	40	7	68	10	2	6	58	8	10	19	19	23	7	43	(12)	(11)	(15)
% Change	1.1%	-0.4%	-3.9%	0.7%	0.1%	1.2%	0.2%	0.0%	0.1%	1.0%	0.1%	0.2%	0.3%	0.3%	0.4%	0.1%	0.7%	-0.2%	-0.2%	-0.3%

FY19-38 Erollment by Level Compared to Prior Year Projections Current (2022) vs Prior (2021)



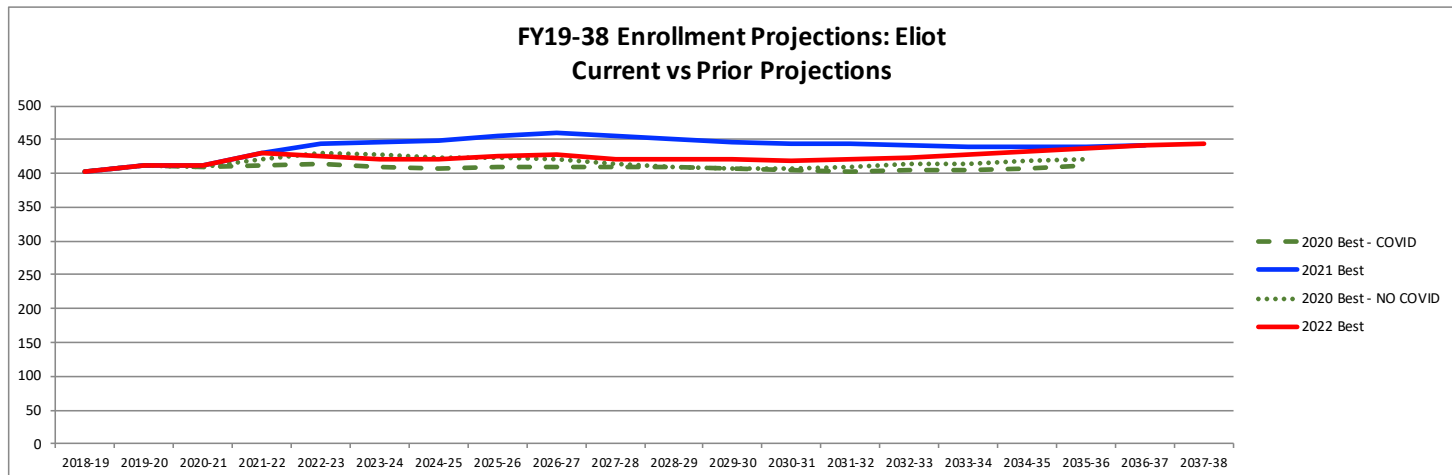
Attachment B: FY 23/24 – 37/38 Projected Broadmeadow Elementary Enrollment

BROADMEADOW McKibben "Best" BEST NOV 2022																				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
K	97	77	74	76	78	77	76	77	74	73	74	75	77	78	79	79	80	80	81	80
1	83	102	73	87	81	82	82	81	81	78	77	78	79	81	81	82	82	83	83	84
2	95	84	98	84	90	83	84	84	83	83	80	79	80	81	83	83	84	84	85	85
3	96	95	85	97	86	93	85	86	86	85	85	82	81	82	83	85	85	86	86	87
4	86	97	93	80	99	88	94	86	87	87	86	84	81	80	81	84	86	86	87	87
5	109	93	92	92	76	100	89	95	87	88	86	85	83	80	79	82	85	87	87	88
Total K-5	566	548	515	516	510	523	510	509	498	494	488	483	481	482	486	495	502	506	509	511
Change	23	-18	-33	1	-6	13	-13	-1	-11	-4	-6	-5	-2	1	4	9	7	4	3	2
% Change	4.2%	-3.2%	-6.0%	0.2%	-1.2%	2.5%	-2.5%	-0.2%	-2.2%	-0.8%	-1.2%	-1.0%	-0.4%	0.2%	0.8%	1.9%	1.4%	0.8%	0.6%	0.4%
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
2022 Best	566	548	515	516	510	523	510	509	498	494	488	483	481	482	486	495	502	506	509	511
2021 Best	566	548	515	516	514	519	507	507	504	510	515	520	525	528	531	531	528	524	520	
2020 Best - COVID	566	548	515	496	477	477	466	492	506	516	521	519	516	513	509	503	498	495		
2020 Best - NO COVID	566	548	515	526	519	526	517	534	538	535	530	523	517	514	510	505	500	497		



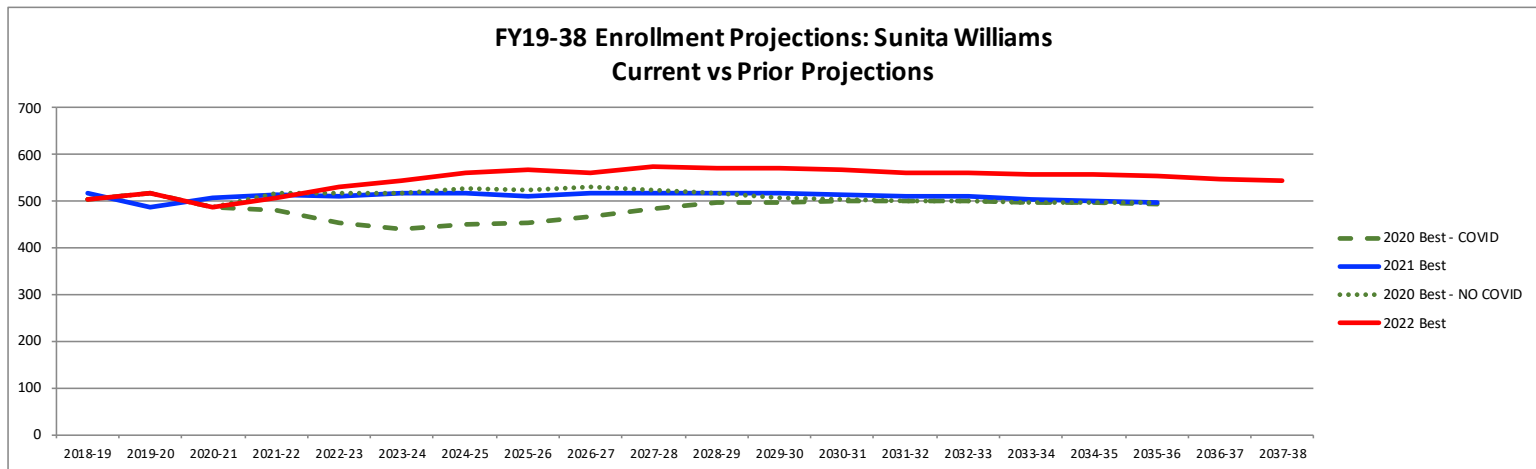
Attachment C: FY 23/24 – 37/38 Projected Eliot Elementary Enrollment

ELIOT McKibben "Best" BEST NOV 2022																					
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	
K	60	64	62	73	66	68	69	68	66	67	67	68	68	69	70	71	72	73	74	72	
1	70	67	67	68	74	68	69	70	69	67	68	68	69	69	70	71	72	73	74	75	
2	59	75	72	69	66	75	69	70	71	70	68	69	69	70	70	71	72	73	74	75	
3	68	61	74	75	69	67	76	70	71	72	71	69	70	70	71	71	72	72	73	74	
4	69	73	64	75	73	70	68	78	71	72	73	72	70	71	71	72	72	73	73	74	
5	76	72	73	71	78	74	71	69	79	72	73	74	73	71	72	72	73	72	73	73	
Total: K-5	402	412	412	431	426	422	422	425	427	420	420	420	419	420	424	428	433	436	441	443	
Change	9	10	0	19	-5	-4	0	3	2	-7	0	0	-1	1	4	4	5	3	5	2	
% Change	2.3%	2.5%	0.0%	4.6%	-1.2%	-0.9%	0.0%	0.7%	0.5%	-1.6%	0.0%	0.0%	-0.2%	0.2%	1.0%	0.9%	1.2%	0.7%	1.1%	0.5%	
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	
2022 Best	402	412	412	431	426	422	422	425	427	420	420	420	419	420	424	428	433	436	441	443	
2021 Best	402	412	412	431	443	446	448	455	460	455	451	447	444	444	442	440	440	439	441		
2020 Best - COVID	402	412	410	412	415	409	408	410	409	410	409	406	404	403	404	405	408	412			
2020 Best - NO COVID	402	412	410	421	430	427	424	423	420	415	410	406	408	410	413	415	418	422			



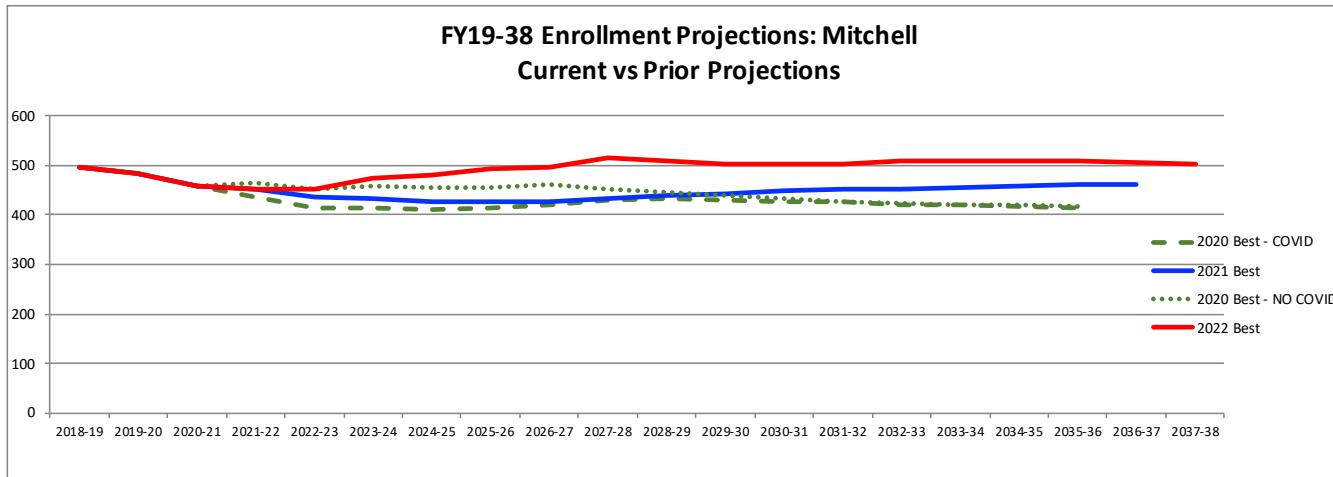
Attachment D: FY 23/24 – 37/38 Projected Sunita Williams Elementary Enrollment

WILLIAMS McKibben "Best" BEST NOV 2022																				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
K	76	83	59	76	88	90	91	90	88	88	89	89	87	86	86	85	84	83	82	80
1	86	80	84	89	79	92	92	93	92	90	90	91	91	89	88	88	87	86	85	84
2	90	92	78	86	99	81	96	96	96	95	93	93	94	94	92	91	91	90	89	88
3	88	93	90	79	89	102	83	98	98	98	97	95	95	96	96	94	94	94	93	92
4	76	92	89	90	84	92	104	85	100	100	100	99	97	97	99	99	98	98	98	97
5	87	78	88	86	90	86	93	105	86	102	102	102	101	99	99	101	102	101	101	101
Total: K-5	503	518	488	506	529	543	559	567	560	573	571	569	565	561	560	558	556	552	548	542
Change	16	15	-30	18	23	14	16	8	-7	13	-2	-2	-4	-4	-1	-2	-2	-4	-4	-6
% Change	3.3%	3.0%	-5.8%	3.7%	4.5%	2.6%	2.9%	1.4%	-1.2%	2.3%	-0.3%	-0.4%	-0.7%	-0.7%	-0.2%	-0.4%	-0.4%	-0.7%	-0.7%	-1.1%
2022 Best	503	518	488	506	529	543	559	567	560	573	571	569	565	561	560	558	556	552	548	542
2021 Best	503	518	488	506	514	510	516	515	511	515	518	517	516	514	511	509	504	499	495	495
2020 Best - COVID	503	518	488	479	452	439	448	453	465	483	495	496	499	501	500	497	497	493	493	495
2020 Best - NO COVID	503	518	488	518	516	515	525	523	530	523	515	508	503	501	500	497	497	495	495	495



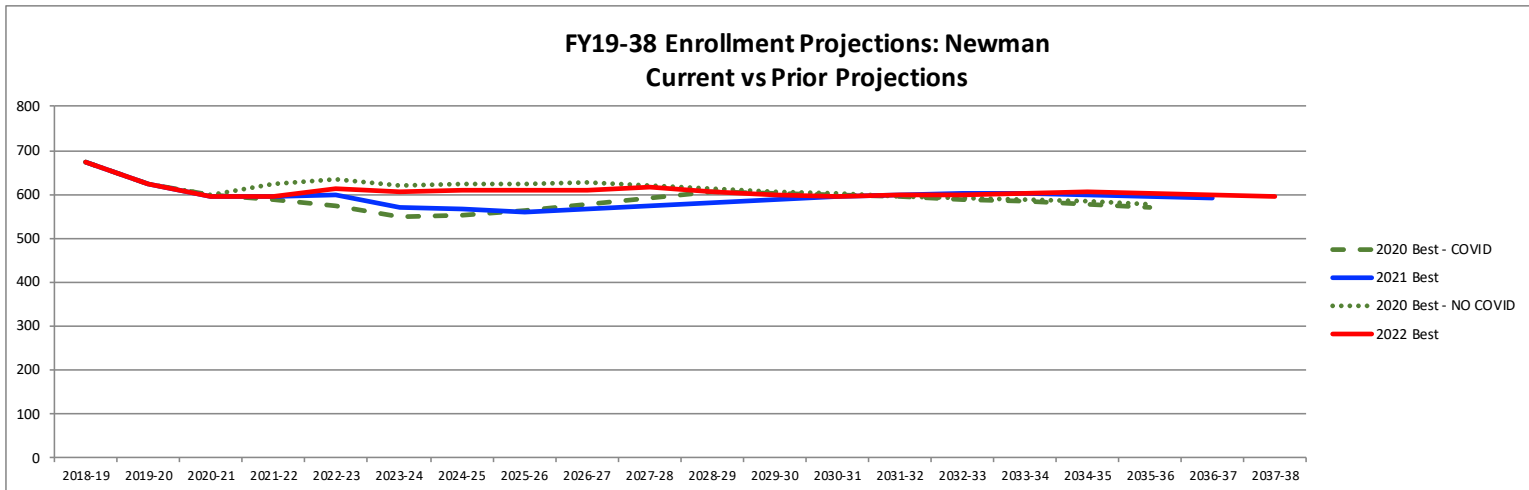
Attachment E: FY 23/24 – 37/38 Projected Mitchell Elementary Enrollment

MITCHELL McKibben "Best" BEST NOV 2022																					
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	
K	78	65	61	60	85	83	81	79	78	78	79	79	80	80	81	79	78	77	76	74	
1	69	83	72	74	63	89	86	84	82	81	81	82	82	83	83	84	84	83	82	81	
2	88	70	79	74	78	65	91	88	86	84	83	83	84	84	85	85	86	86	85	84	
3	94	88	71	78	74	80	66	92	89	87	85	84	84	85	86	86	86	87	87	86	
4	86	94	87	73	78	75	81	67	93	90	88	86	85	85	86	87	87	87	88	88	
5	81	84	89	91	74	80	76	82	68	94	91	89	87	86	86	87	88	88	88	89	
Total K-5	496	484	459	450	452	472	481	492	496	514	507	503	502	503	507	508	509	508	506	502	
Change	-2	-12	-25	-9	2	20	9	11	4	18	-7	-4	-1	1	4	1	1	-1	-2	-4	
% Change	-0.4%	-2.4%	-5.2%	-2.0%	0.4%	4.4%	1.9%	2.3%	0.8%	3.6%	-1.4%	-0.8%	-0.2%	0.2%	0.8%	0.2%	0.2%	-0.2%	-0.4%	-0.8%	
2022 Best	496	484	459	450	452	472	481	492	496	514	507	503	502	503	507	508	509	508	506	502	
2021 Best	496	484	459	450	435	434	427	426	425	432	438	443	447	452	453	456	458	460	462		
2020 Best - COVID	496	484	458	437	414	412	409	415	421	429	432	428	427	425	421	419	416	412			
2020 Best - NO COVID	496	484	458	463	452	458	455	456	460	453	446	438	431	426	423	421	419	416			



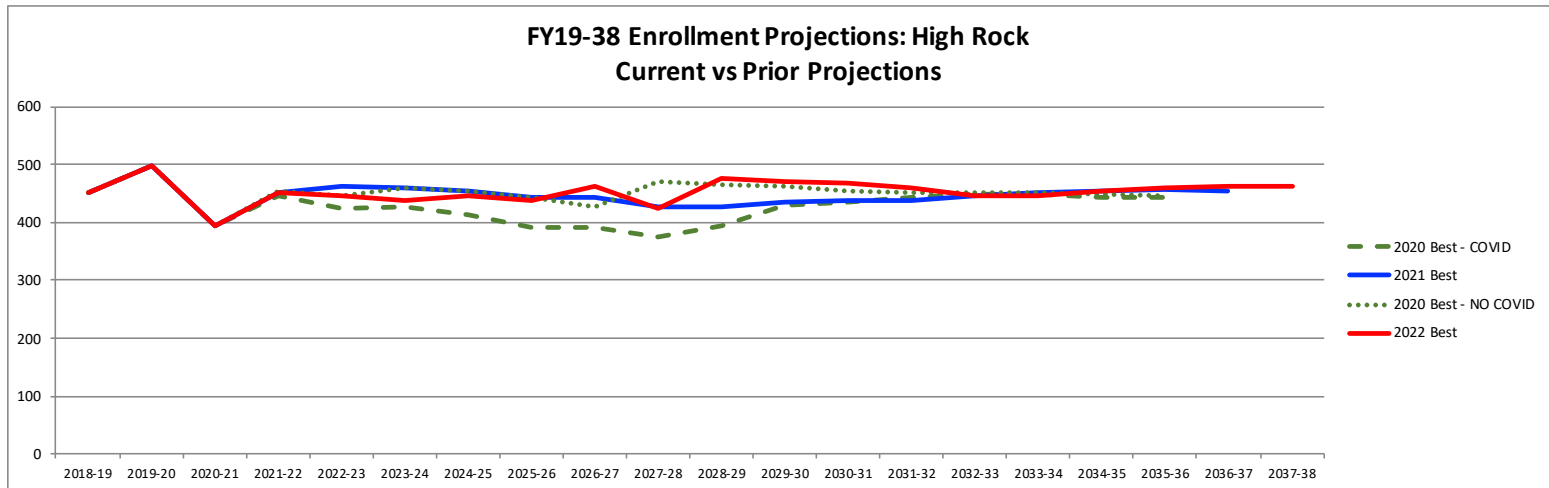
Attachment F: FY 23/24 – 37/38 Projected Newman Elementary Enrollment

NEWMAN McKibben "Best" BEST NOV 2022																				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
K	101	101	78	84	101	99	97	94	92	91	92	93	94	95	95	94	93	92	91	90
1	122	104	105	93	92	105	103	101	98	96	95	96	97	98	99	99	98	97	96	95
2	102	120	99	102	100	95	108	106	104	100	98	97	98	99	100	101	101	100	99	98
3	114	97	118	101	103	101	96	109	108	106	102	100	99	100	101	102	103	103	102	101
4	96	107	95	121	100	104	102	97	111	110	108	104	102	101	102	103	104	105	105	104
5	139	95	101	93	118	102	105	103	98	113	112	110	106	104	103	104	105	106	107	107
Total K-5	674	624	596	594	614	606	611	610	611	616	607	600	596	597	600	603	604	603	600	595
Change	2	-50	-28	-2	20	-8	5	-1	1	5	-9	-7	-4	1	3	3	1	-1	-3	-5
% Change	0.3%	-7.4%	-4.5%	-0.3%	3.4%	-1.3%	0.8%	-0.2%	0.2%	0.8%	-1.5%	-1.2%	-0.7%	0.2%	0.5%	0.5%	0.2%	-0.2%	-0.5%	-0.8%
2022 Best	674	624	596	594	614	606	611	610	611	616	607	600	596	597	600	603	604	603	600	595
2021 Best	674	624	596	594	598	571	565	560	565	573	580	588	595	600	602	602	600	595	591	
2020 Best - COVID	674	624	597	588	574	549	554	564	577	592	604	603	599	594	589	584	578	571		
2020 Best - NO COVID	674	624	597	625	635	621	625	622	628	619	612	606	601	596	592	588	583	578		



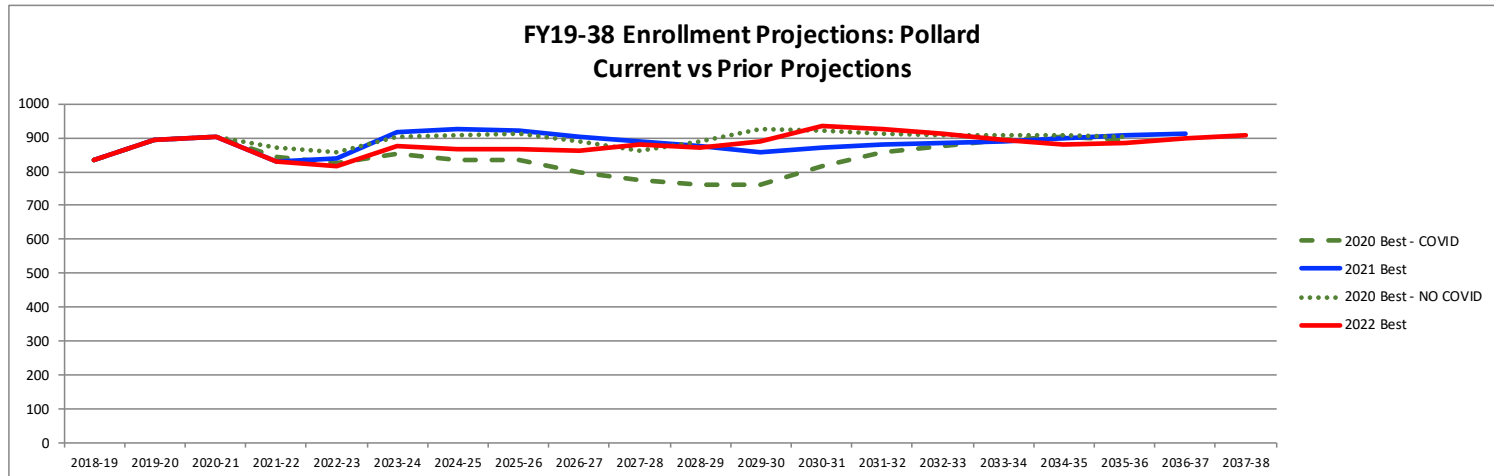
Attachment G: FY 23/24 – 37/38 Projected High Rock Middle School (Grade 6) Enrollment

HIGH ROCK McKibben "Best" BEST NOV 2022																				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
6	450	499	394	450	446	438	446	438	461	424	476	471	467	459	447	446	453	460	461	463
Total: 6	450	499	394	450	446	438	446	438	461	424	476	471	467	459	447	446	453	460	461	463
Change	0	49	-105	56	-4	-8	8	-8	23	-37	52	-5	-4	-8	-12	-1	7	7	1	2
% Change	0.0%	10.9%	-21.0%	14.2%	-0.9%	-1.8%	1.8%	-1.8%	5.3%	-8.0%	12.3%	-1.1%	-0.8%	-1.7%	-2.6%	-0.2%	1.6%	1.5%	0.2%	0.4%
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
2022 Best	450	499	394	450	446	438	446	438	461	424	476	471	467	459	447	446	453	460	461	463
2021 Best	450	499	394	450	461	459	455	442	444	426	428	434	437	439	445	450	454	457	455	
2020 Best - COVID	450	499	394	446	423	428	414	390	392	376	395	429	435	442	449	448	444	442		
2020 Best - NO COVID	450	499	394	455	446	460	455	442	427	470	466	461	455	452	451	451	448	446		



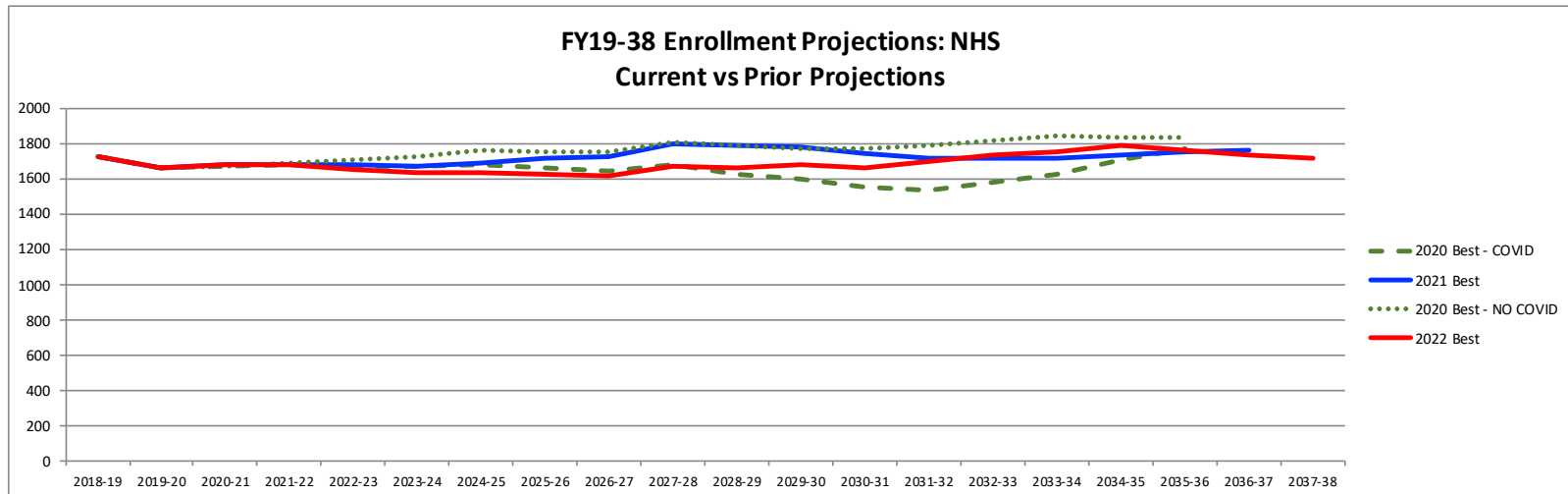
Attachment H: FY 23/24 – 37/38 Projected Pollard Middle School (Grades 7-8) Enrollment

POLLARD McKibben "Best" BEST NOV 2022																					
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	
7	440	460	462	383	443	442	434	442	434	456	422	474	469	465	457	445	444	451	458	459	
8	392	432	441	445	375	434	433	425	429	425	447	414	465	460	456	448	436	435	442	449	
Total: 7-8	832	892	903	828	818	876	867	867	863	881	869	888	934	925	913	893	880	886	900	908	
Change	-22	60	11	-75	-10	58	-9	0	-4	18	-12	19	46	-9	-12	-20	-13	6	14	8	
% Change	-2.6%	7.2%	1.2%	-8.3%	-1.2%	7.1%	-1.0%	0.0%	-0.5%	2.1%	-1.4%	2.2%	5.2%	-1.0%	-1.3%	-2.2%	-1.5%	0.7%	1.6%	0.9%	
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	
2022 Best	832	892	903	828	818	876	867	867	863	881	869	888	934	925	913	893	880	886	900	908	
2021 Best	832	892	903	828	838	918	925	919	903	890	874	858	869	880	882	888	897	906	913		
2020 Best - COVID	832	892	901	842	824	852	835	832	796	774	760	763	818	858	875	895	901	894			
2020 Best - NO COVID	832	892	901	872	858	901	906	913	888	861	889	927	921	910	905	908	907	901			



Attachment I: FY 23/24 – 37/38 Projected Needham High School Enrollment

NHS																				
McKibben "Best"																				
BEST NOV 2022	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
9	450	380	425	431	417	368	425	424	417	420	417	438	406	456	451	447	439	427	426	433
10	428	453	378	420	428	415	364	421	420	413	416	413	434	402	451	449	445	437	425	424
11	404	421	445	377	421	426	411	360	417	416	409	412	409	430	398	449	447	443	435	423
12	436	401	425	441	379	419	422	407	356	413	412	405	408	405	426	394	445	443	439	431
Post Grad	4	3	5	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Total: 9-12	1722	1658	1678	1677	1653	1636	1630	1620	1618	1670	1662	1676	1665	1701	1734	1747	1784	1758	1733	1719
Change	37	-64	20	-1	-24	-17	-6	-10	-2	52	-8	14	-11	36	33	13	37	-26	-25	-14
% Change	2.2%	-3.7%	1.2%	-0.1%	-1.4%	-1.0%	-0.4%	-0.6%	-0.1%	3.2%	-0.5%	0.8%	-0.7%	2.2%	1.9%	0.7%	2.1%	-1.5%	-1.4%	-0.8%
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
2022 Best	1722	1658	1678	1677	1653	1636	1630	1620	1618	1670	1662	1676	1665	1701	1734	1747	1784	1758	1733	1719
2021 Best	1722	1658	1678	1677	1679	1669	1691	1715	1720	1796	1787	1774	1744	1716	1717	1716	1733	1750	1761	
2020 Best - COVID	1722	1658	1674	1675	1669	1666	1679	1660	1639	1675	1628	1601	1549	1534	1579	1628	1703	1766		
2020 Best - NO COVID	1722	1658	1673	1689	1706	1726	1757	1753	1751	1803	1790	1766	1770	1787	1812	1846	1837	1831		



Attachment J: FY 23/24 – 37/38 Projected ary Enrollment Assumptions

Study Assumptions:

The preliminary projections are based the following general assumptions:

1. Method of analysis remains cohort-component method of population forecasting.
2. The population forecast is calibrated to the total population results of the U.S. 2020 Decennial Census. In addition, the enrollment forecast incorporates Town census data for residents under the age of 18, and current home sales trends.
3. The following economic parameters are assumed over the life of the forecast:
 - a. The 30-year fixed mortgage interest rate stays between 5-7% (this is an increase from previous years, where the interest rate was assumed to stay below 4.5%.)
 - b. Sales of existing, single-family homes will average 300 per year through 2030, and then 250 per year after that. This is a significant increase from the previous assumption of 210 per year until 2030, and then rising to 240 by 2036. The updated assumption is based on extremely high 2022 home sales of 340 units. The updated (higher) projection models the emerging pattern of families leaving the Boston urban center for the suburbs, the expected generational turnover that is expected to occur in the Newman and Broadmeadow districts during the next 10-15 years and the expectation that home prices will come down in the future, all contributing to strong demand for Needham housing. This demand will be tempered somewhat, by the expectation that mortgage interest rates remain high throughout the projection period.
 - c. An average of 50-60 new homes are constructed each year (similar to prior years.)
 - d. The average annual unemployment rate stays below 7.5% (a slight increase from the 7% of prior years.)
4. The 'best' population estimates are based on existing and new development, which is either under construction or at the review/ permitting stage (permitted or about to be permitted.) The new development assumes the following student generation rates: 1-bedroom units: 0 students/ unit; 2-bedroom units: 0.07 students/unit; 3-bedroom units: 0.11 students/unit.
 - a. New development included in the ‘best’ scenarios include:
 - i. 1180 Great Plain Avenue ("Best") – Newman Elementary
 1. New proposed development currently under review - converts a retirement home to 16 units of rental housing: 8 1-bedroom, 8 2-bedroom, 25% of which are affordable.
 2. Assumed to open July, 2023.
 3. The prior projection assumed 8 students between July 2023 - June 2027.
 4. *Note: According to the Building Commissioner, this project is under appeal. No permits have yet been issued.*

- ii. Heather Lane (764-768A Chestnut Street) - Newman Elementary
 - 1. New approved subdivision on approximately 13 acres.
 - 2. There will be a total of 11 new lots created by a series of applications (two subdivision applications and a residential compound.) Of these, seven will be new building lots for single family homes. According to the Building Commissioner, two lots are existing no activity, three existing homes will be demolished and replaced, and four homes are under construction at this time.
 - 3. Assume Occupancy by 2023

 - iii. 400 Hunnewell - Eliot Elementary
 - 1. New, 8-unit condominium building with two bedrooms each.
 - 2. Permitted 2020, this building is now ready for occupancy.
- b. For “high” enrollment projections – prospective or conceptual development only
- i. Residential Overlay Placeholder – Eliot Elementary
 - 1. Placeholder for 250-unit development in Eliot district (125 1-bedroom, 100 2-bedroom, 25 3-bedroom.) No specific proposal as yet under consideration; developers still trying to assemble parcels.
 - 2. The prior projection assumed 8.75 students per year, over the six-year period starting July 2027 - June 2033, for a total of 52.5 new students.

 - ii. Residential Castle Farm Placeholder – Newman Elementary
 - 1. This public-private partnership purchases the 64.16-acre Castle Farm, located along the banks of the Charles River to construct a 70-unit ‘age directed’ housing complex. The project would preserve 34 acres as open space, with the remainder dedicated to the construction of a 70-unit clustered townhouse neighborhood, consisting of four affordable units and 66 ‘market rate’ units valued at \$1 million or more. The affordable units consist of 2 two-bedroom and 2 three-bedroom units.
 - 2. The Town anticipates that only the four affordable units might generate students, given the anticipated high dollar value of the market units and zoning as ‘age directed’ housing.
 - 3. The anticipated opening date would be mid-2025 (or FY26.)